



Albemarle County

Legislation Text

File #: 21-216, **Version:** 1

AGENDA DATE: 5/5/2021

TITLE:

Crozet Sports Community Foundation Lease for a Portion of the Crozet Library

SUBJECT/PROPOSAL/REQUEST: Approve a proposed lease with the Crozet Sports Community Foundation for a portion of the Crozet Library

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Henry, Kamptner, Herrick, Stewart, Freitas

PRESENTER (S): Michael Freitas

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The ground floor of the Crozet Library has two spaces for which the Jefferson-Madison Regional Library (JMRL) has no immediate use. At its September 4, 2013 meeting, the Board approved a lease with Crozet Running LLC for the larger of the two spaces (1,697 square feet). On July 31, 2020, the owners of Crozet Running LLC gave notice that they did not desire to renew their lease.

STRATEGIC PLAN: Thriving Development Areas - Attract quality employment, commercial, and high-density residential uses into development areas by providing services and infrastructure that encourages redevelopment and private investment while protecting the quality of neighborhoods.

DISCUSSION: On December 10, 2020, staff solicited proposals for a new tenant, advertising the lease opportunity on the County's website, as well as in five regional newspapers. Submittals were due no later than January 11, 2021. Two proposals were received. A team comprised of staff from Community Development, Facilities and Environmental Services, and the Office of Economic Development evaluated the proposals. All ranked the Crozet Sports Community Foundation (CSCF), a non-profit offering athletic, academic, and child support program, as their first choice. The Office of Equity and Inclusion was also asked to review the proposals and identified no concerns. Subsequently, the proposed lease (Attachment A) was negotiated. The initial term is for five years, commencing June 1, 2021, after which it would automatically renew for additional one-year terms unless either party gave written notice of intent not to renew. The initial rental rate would be \$19.68 per square foot per year, which includes the cost of utilities and trash service. The rate would be indexed for inflation annually based on the Consumer Price Index. The proposed lease would also allow the Tenant rent-free occupancy from June 1, 2021 through June 30, 2021, to make certain improvements to ready the space for occupancy. This provision is consistent with past County practice.

Virginia Code § 15.2-1800 requires the Board hold a public hearing prior to the proposed conveyance of this interest in County-owned real property.

BUDGET IMPACT: With there being no charge for the first month's rent, this lease is expected to generate

\$30,613.88 in the 11 months from July 1, 2021 through May 31, 2022 in its first year.

RECOMMENDATION:

Following the public hearing, staff recommends that the Board adopt the attached resolution (Attachment B) approving a lease with the Crozet Sports Community Foundation for a portion of the Crozet Library and authorizing the County Executive to execute a lease in a form acceptable to the County Attorney.

ATTACHMENTS:

- A - Proposed lease agreement between the County and the Crozet Sports Community Foundation
- B - Resolution